



Shallotte Planning Board Meeting Agenda
November 12, 2024 at 5:30 PM
Meeting Chambers – 110 Cheers Street

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. AGENDA AMENDMENTS**
- V. PUBLIC COMMENT**
- 1. APPROVAL OF AGENDA**
- 2. APPROVAL OF MINUTES**

[September](#) 10, 2024

- 3. CONFLICT OF INTEREST STATEMENT**

[Conflict](#) of Interest Statement

- 4. ACTION ITEMS**

- I. ZONING TEXT AMENDMENT: TXT 24-25**

Staff Initiated Text Amendment
Article 2, Section 2-2, Article 10, Section 10-2 & 10-3 Shallotte Unified Development Ordinance
Amending Definition & Zoning District for Townhouses & Duplexes

- II. STATEMENT OF CONSISTENCY: TXT 24-25**

- III. ZONING TEXT AMENDMENT: TXT 24-26**

Staff Initiated Text Amendment
Article 10, Section 10-4 (H)(2)(D)(3)
Amending regulations regarding the use of barbed wire fencing

- IV. STATEMENT OF CONSISTENCY: TXT 24-26**

- V. ZONING TEXT AMENDMENT: TXT 24-29**

Staff Initiated Text Amendment
Article 2, Section 2-2 & Article 10, Section 10-3 (D)
Amending the ordinance to include and regulate automotive detailing as a permitted use

VI. STATEMENT OF CONSISTENCY: TXT 24-29

5. OLD AND NEW BUSINESS

a. Planning Department Report

N) ADJOURN



The Shallotte Planning Board met for their regularly scheduled meeting on September 10, 2024, at the Shallotte Town Hall Meeting Chambers with Chairman Ron Johnson presiding.

Members Present: Carson Durham, Glenn Humbert, Melodie Bryant, Ron Johnson, Maria Paslick, Edward Springer and Amy Causey.

Members Absent: Richard Gannaway

Staff Present: Robert Waring and Debra White

Aldermen Liaison: absent

Public Comments: None

Agenda Amendment: None

- 1. Approval of Agenda:** Carson Durham motioned to approve the agenda, seconded by Edward Springer. The motion passed 7 yes, 0 no.
- 2. Approval of Minutes:** Maria Paslick motioned to approve the August 13, 2024 minutes as read, seconded by Carson Durham. The motion passed 7 yes, 0 no.
- 3. Conflict of Interest Statement**

The Chairperson ask the Board members if they have any potential conflict of interest with the items on the agenda per NCGS 160D-109.

There was no conflict of Interest.

- 4. Zoning Text Amendment TXT 24-21** Staff Initiated Text Amendment to Town of Shallotte Unified Development Ordinances, Article 2, Section 2-2, Article 10, Section 10-2, & Article 10, Section 10-3. Amending Definition & Zoning District for Automotive Repair Facilities.

The amendment language updates the UDO to better define establishments offering automotive repair services. It is also the aim of staff to better distribute the permissibility and permit type of these businesses within certain zoning districts based on a tiered approach.

Action Taken:

Glenn Humbert motioned to recommend approval to Board of Aldermen of the Zoning Text Amendment TXT 24-21, Article 2, Section 2-2, Article 10, Section 10-2, & Article 10, Section 10-3. Amending Definition & Zoning District for Automotive Repair Facilities. Motion seconded by Carson Durham. The motion passed 7 yes 0 no.

Carson Durham motioned that the Shallotte Planning Board adopt the Statement of Consistency as read, seconded by Edward Springer. The motion passed 7 yes, 0 no.

5. Zoning Map Amendment ANX 24-18 The property owners have submitted a petition for annexation & rezoning of property located at 519 Oakwest St. (PID# 182BA023). The property owner has requested that this parcel be zoned Residential (R-10). The property is currently zoned County Residential 6000 (CO-R-6000).

Action Taken:

Maria Paslick motioned to recommend approval to Board of Aldermen of the Zoning Map Amendment ANX #24-18, property located at 519 Oakwest St. (PID# 182BA023) from CO-R-6000 to R-10 upon approval of annexation. Motion seconded by Glenn Humbert. The motion passed 7 yes 0 no.

Carson Durham motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Edward Springer. The motion passed 7 yes, 0 no.

6. Zoning Map Amendment ANX 24-19 The property owners have submitted a petition for annexation & rezoning of property located at 539 Oakwest St. (PID# 182BA020). The property owner has requested that this parcel be zoned Residential (R-10). The property is currently zoned County Residential 6000 (CO-R-6000).

Action Taken:

Carson Durham motioned to recommend approval to Board of Aldermen of the Zoning Map Amendment ANX #24-18, property located at 539 Oakwest St. (PID# 182BA020) from CO-R-6000 to R-10 upon approval of annexation. Motion seconded by Melodie Bryant. The motion passed 7 yes 0 no.

Glenn Humbert motioned that the Shallotte Planning Board adopt the Statement of Consistency as drafted, seconded by Carson Durham. The motion passed 7 yes, 0 no.

Old & New Business

- a. King Tract Annexation – Provided information regarding an on-going conversation of a potential annexation – No action is required.
- b. Monthly Planning Dept. Staff Report – No action required.

Adjournment

Richard Gannaway made a motion to adjourn, seconded by Carson Durham. The motion passed 6 yes 0 no.

Respectfully Submitted,

Debra White

Debra White,
Planning Board Clerk

Town of Shallotte Planning Board Conflict of Interest Statement

Taking into consideration the general statute below and the items described on this month's agenda, does any member of the Planning Board or staff have any potential conflicts of interest that should be addressed by the Board at this time? If so, please make those concerns known now.

§ 160D-109. Conflicts of interest.

(a) Governing Board. – A governing board member shall not vote on any legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. A governing board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(b) Appointed Boards. – Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

(c) Administrative Staff. – No staff member shall make a final decision on an administrative decision required by this Chapter if the outcome of that decision would have a direct, substantial, and readily identifiable financial impact on the staff member or if the applicant or other person subject to that decision is a person with whom the staff member has a close familial, business, or other associational relationship. If a staff member has a conflict of interest under this section, the decision shall be assigned to the supervisor of the staff person or such other staff person as may be designated by the development regulation or other ordinance.

No staff member shall be financially interested or employed by a business that is financially interested in a development subject to regulation under this Chapter unless the staff member is the owner of the land or building involved. No staff member or other individual or an employee of a company contracting with a local government to provide staff support shall engage in any work that is inconsistent with his or her duties or with the interest of the local government, as determined by the local government.

(d) Quasi-Judicial Decisions. – A member of any board exercising quasi-judicial functions pursuant to this Chapter shall not participate in or vote on any quasi-judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible violations of due process include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter.

(e) Resolution of Objection. – If an objection is raised to a board member's participation at or prior to the hearing or vote on a particular matter and that member does not recuse himself or herself, the remaining members of the board shall by majority vote rule on the objection.

(f) Familial Relationship. – For purposes of this section, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

Section 4, Item 1.

TO: Planning Board

ACTION ITEM #: TXT 24-25

FROM: Brandon Eaton, Planner

MEETING DATE: 11-12-2024

**DATE
SUBMITTED:**

ISSUE/ACTION REQUESTED:

Request Planning Board’s review of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 2, Section 2-2 & Article 10, Section 10-2

PUBLIC HEARING: YES NO

BACKGROUND/PURPOSE OF REQUEST:

The Town’s UDO currently mentions town houses in several places, but does not clearly define their placement within Town zoning districts.

It is staff’s intention to provide language updating the UDO to better define town homes/houses and duplexes, differentiating between the similar but different residential types.

It is also the aim of staff to update the permitted use table to allow these uses in residential districts only.

- See attached “Exhibit A”

The Planning Board may vote to *recommend to*:

- Approve the ordinance as written, or
- Further amend the ordinance and vote to approve, or
- Continue the Board’s review and ask that the ordinance be further researched, or
- Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
CAPITAL PROJECT ORDINANCE REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
PRE-AUDIT CERTIFICATION REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
REVIEWED BY FINANCE DIRECTOR	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: YES NO N/A

ADVISORY BOARD RECOMMENDATION:

TBD

STAFF RECOMMENDATION:

Staff recommends Planning Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

- 1. Draft Language "Exhibit A"

- 2. Draft Statement of Consistency

<u>ACTION OF THE BOARD OF ALDERMEN</u>		
APPROVED: <input type="checkbox"/>	ATTEST:	CLERK TO THE BOARD
DENIED: <input type="checkbox"/>		
DEFERRED UNTIL: _____	_____	
OTHER:	SIGNATURE	

Section 2-2: Definitions of Basic Terms

(78) Dwelling Types.

- (A) Apartment (Dwelling Unit). A room or suite of rooms intended for use as a residence by a single household or family (such as, dwelling unit). Such dwelling unit may be located in a multi-family dwelling or as an accessory use in a single-family home or a commercial building.
- (B) Attached Dwelling Unit for Individual Ownership. A dwelling unit having a common or party wall with another dwelling unit. Each attached dwelling unit is characterized by its own subdivided lot of record which is conveyed with the dwelling unit when purchased.
- (C) Condominium. A dwelling unit in which the ownership of the occupancy rights to the dwelling unit is individually owned or for sale to an individual and such ownership is not inclusive of any land.
- (D) Dwelling, Multiple Family. A single structure comprised of three (3) or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided. (Ord. 20-05, 7/7/20)
- (E) Dwelling, Single-Family. A detached building designed for or occupied exclusively by one family.
- (F) Dwelling, ~~Two Family~~ (duplex). ~~A detached residential building containing two (2) dwelling units, designed for occupancy by not more than two families. Units must share a common wall. A duplex dwelling structure shall be located on a single lot and dwelling units may be sold separately from the land they are located on provided that each unit possess a separate entrance.~~ A building designed for residential use, consisting of two dwelling units within a single structure, either arranged side by side or one above the other. Each unit shall have a separate entrance, and the duplex shall be located on a single parcel of land.
- (G) Dwelling Unit. A room or group of rooms within a dwelling forming a single, independent, habitable unit; containing an independent kitchen, sanitary, and sleeping facilities; and provided such dwelling unit complies with local minimum housing standards.
- (H) Garage Apartment. A detached accessory or subordinate building to an existing single-family dwelling containing living facilities for not more than one family and having sufficient enclosed area for at least one (1) parked automobile.
- (I) Townhouse. A principal residential structure containing ~~three (3)~~ two (2) or more attached dwelling units, which share one or more common walls with other units, but have their own separate entrances, with each unit situated on its own individual lot. (Ord. 11-12, 5/3/11; Ord. 15-18, 11/4/15; Ord. 20-05, 7/7/20; Ord. 24-25, 11/12/24)

Table 10-2: Table of Permitted Uses

RESIDENTIAL – HOUSEHOLD LIVING															
PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
DWELLING, MULTI-FAMILY [pursuant to 10-3(H)]	S	S	S				S	S	S	S					P
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	S	S	S	S	P				P
DWELLING, TWO-FAMILY (DUPLEX)	P	S <u>P</u>	P				S	S	S	S	P				P
<u>DWELLING, (TOWNHOUSES)</u>	<u>P</u>	<u>P</u>	<u>P</u>								<u>P</u>				<u>P</u>
MANUFACTURED HOME, CLASS A [pursuant to 10-3(Q)]			P			P									
MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)]			p			P									
MANUFACTURED HOME PARK [pursuant to 10-3(S)]			S			S									
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	S	S		S			S	S	S						S
Residential Micro-grid Solar Collector Battery Storage System [pursuant to Article 31]	P														

PLANNING BOARD STATEMENT OF CONSISTENCY

The Town of *Shallotte Planning Board* has reviewed and *recommended* **approval/denial** the following amendment of the Town of Shallotte Unified Development Ordinance (UDO).

ORDINANCE 24-25

AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED DEVELOPMENT
ORDINANCE, SPECIFICALLY
ARTICLE 2, SECTION 2-2 & ARTICLE 10, SECTION 10-2

After review of the ordinance, staff report, and after consideration of any comments presented at the *Planning Board* meeting, the *Planning Board* hereby find the UDO amendment referenced above to be:

- Consistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

The proposed amendment will update the Town’s Unified Development Ordinance by further defining townhomes and duplexes to differentiate between the two. The amendment will also add townhomes as a use to the permitted use table.

OR

- Inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- Neither consistent nor inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

Date

Planning Board Chairman
Town of Shallotte



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

TO: Planning Board

ACTION ITEM #: TXT 24-26

FROM: Brandon Eaton, Planner

MEETING DATE: 11-12-2024

**DATE
SUBMITTED:**

ISSUE/ACTION REQUESTED:

Request Planning Board’s review of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 10, Section 10-4 (H)(2)(D)(3).

PUBLIC HEARING: YES NO

BACKGROUND/PURPOSE OF REQUEST:

The Town’s UDO currently prohibits the use of barbed wire topped fencing “except those serving an institution requiring a security fence for public safety purposes”.

It is staff’s intention with this UDO amendment to clarify and clearly define “institutions” as penitentiaries, prisons, jails, police stations, and/or involuntary medical facilities, or the like.

- See attached “Exhibit A”

The Planning Board may vote to *recommend to*:

- Approve the ordinance as written, or
- Further amend the ordinance and vote to approve, or
- Continue the Board’s review and ask that the ordinance be further researched, or
- Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED: YES NO

CAPITAL PROJECT ORDINANCE REQUIRED: YES NO

PRE-AUDIT CERTIFICATION REQUIRED: YES NO

REVIEWED BY FINANCE DIRECTOR YES NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: YES NO N/A

ADVISORY BOARD RECOMMENDATION:

TBD

STAFF RECOMMENDATION:

Staff recommends Planning Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

- 1. Draft Language "Exhibit A"

- 2. Draft Statement of Consistency

<u>ACTION OF THE BOARD OF ALDERMEN</u>	
APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/>	ATTEST: CLERK TO THE BOARD
DEFERRED UNTIL: _____	_____
OTHER:	SIGNATURE

(H) Accessory Structures Not Requiring Zoning Approval.

(1) General

- (a) All accessory structures located within the Town’s jurisdiction must meet the requirements of the North Carolina State Building Code.
- (b) Other permits, including a building permit, may be required.

(2) Fences and Screening Walls.

(a) Placement and height:

- (1) Fences or screening walls up to eight (8) feet in height may enclose side and rear yards in all zoning districts.
- (2) A request may be made for an administrative adjustment up to ten (10) feet in height for fences and walls enclosing the side and rear yard(s) of properties in the B-2 and all industrial districts. Such a request must be submitted in writing to the Zoning Administrator.
- (3) Fences and screening walls of up to four (4) feet in height may enclose front yards in all zoning districts except in the Commercial Business (CB) and Highway Business (HB) districts where front yard enclosures are not permitted.
- (4) Front yard enclosures may be increased to six (6) feet in height in the RA-15 and RAM-15 zoning districts with written administrative approval.
- (5) Fences or walls may not be located within a public right-of-way and/or obstruct a sight distance triangle.
- (6) No fence or wall shall impede the visual locating of 911 emergency street addresses
- (7) Fences or walls shall not alter or impede the natural flow of water in any stream, creek, drainage swale, or ditch.
- (8) The finished side of a fence or wall shall face off site.
- (9) Additional wall or fence requirements applicable to a particular activity or use may be specified elsewhere in this Ordinance. Except where specifically modified (such as a specific height requirement), this Part shall take priority.

(b) Maintenance:

- (1) Any fence or wall which, through neglect, lack of repair, type or manner of construction, method of placement or otherwise, constitutes a hazard or endangers any person, animal or property is hereby deemed a nuisance. If such conditions exist, the Administrator shall require the owner or occupant of the property upon which the fence or wall is located to repair, replace or demolish the fence causing the nuisance. (Ord. 10-02, 1/5/10; Ord. 20-05, 7/7/20)

(c) Construction:

- (1) Fences and walls shall be constructed of high-quality materials including brick or stone, stucco over concrete masonry blocks, treated wood, wrought iron/aluminum, composite fencing, exposed aggregate concrete, architectural block, or PVC vinyl in a structurally safe and attractive condition.

(d) Prohibited Fences. The following types of fences are prohibited in all zoning districts:

- (1) Fences constructed primarily of barbed or razor wire;
- (2) Fences carrying electrical current;
- (3) Fences topped with barbed wire or metal spikes, except those serving ~~an institution a~~ penitentiary, prison, jail, police station, involuntary medical facility, or other similar institution, requiring a security fence for public safety purposes;
- (3) Gazebos, pergolas, pavilions, and arbors with any dimension 12 feet and under, and shall not be permanently affixed to the ground.
- (4) ADA compliant ramps intended for accessing single-family residences.
 - a. These structures may be located in a front yard of a property.
- (5) Uncovered patios at ground level, including materials such as concrete, brick, or pavers.
- (6) Children’s playhouses, swings and/or playsets.
- (7) Outdoor fireplaces and firepits in compliance with North Carolina Fire Code.

PLANNING BOARD STATEMENT OF CONSISTENCY

The Town of *Shallotte Planning Board* has reviewed and *recommended* **approval/denial** the following amendment of the Town of Shallotte Unified Development Ordinance (UDO).

ORDINANCE 24-26

AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED DEVELOPMENT ORDINANCE, SPECIFICALLY ARTICLE 10, SECTION 10-4 (H)(2)(D)(3)

After review of the ordinance, staff report, and after consideration of any comments presented at the *Planning Board* meeting, the *Planning Board* hereby find the UDO amendment referenced above to be:

- Consistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

The proposed amendment will update the Town’s Unified Development Ordinance to clarify “institutions” where barbed wire fencing is permitted to be used as those which are generally used for incarceration, security, or the protection of a secured government facility.

OR

- Inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- Neither consistent nor inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

Date

Planning Board Chairman
Town of Shallotte



Town of Shallotte Planning Board
ACTION AGENDA ITEM
2024

Section 4, Item V.

TO: Planning Board

ACTION ITEM #: TXT 24-29

FROM: Brandon Eaton, Planner

MEETING DATE: 11-12-2024

**DATE
SUBMITTED:**

ISSUE/ACTION REQUESTED:

Request Planning Board’s review of a staff-initiated amendment to the Town of Shallotte Unified Development Ordinances. Specifically, Article 2, Section 2-2 & Article 10, Section 10-3 (D).

PUBLIC HEARING: YES NO

BACKGROUND/PURPOSE OF REQUEST:

The Town’s UDO currently does not include automobile detailing establishments as a permitted use.

It is staff’s intention with this UDO amendment to define and regulate automotive detailing facilities within the Town’s jurisdiction, updating the Town’s automotive services ordinance to include the use.

- See attached “Exhibit A”

The Planning Board may vote to *recommend to:*

- Approve the ordinance as written, or
- Further amend the ordinance and vote to approve, or
- Continue the Board’s review and ask that the ordinance be further researched, or
- Deny the ordinance.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED: YES NO
CAPITAL PROJECT ORDINANCE REQUIRED: YES NO
PRE-AUDIT CERTIFICATION REQUIRED: YES NO
REVIEWED BY FINANCE DIRECTOR YES NO

CONTRACTS/AGREEMENTS:

REVIEWED BY TOWN ATTORNEY: YES NO N/A

ADVISORY BOARD RECOMMENDATION:

TBD

STAFF RECOMMENDATION:

Staff recommends Planning Board approval

FINANCE RECOMMENDATION: NA

ATTACHMENTS:

- 1. Draft Language "Exhibit A"

- 2. Draft Statement of Consistency

<u>ACTION OF THE BOARD OF ALDERMEN</u>	
APPROVED: <input type="checkbox"/>	ATTEST: CLERK TO THE BOARD
DENIED: <input type="checkbox"/>	
DEFERRED UNTIL: _____	_____
OTHER:	SIGNATURE

PLANNING BOARD STATEMENT OF CONSISTENCY

The Town of *Shallotte Planning Board* has reviewed and *recommended* **approval/denial** the following amendment of the Town of Shallotte Unified Development Ordinance (UDO).

ORDINANCE 24-29

AN ORDINANCE AMENDING THE TOWN OF SHALLOTTE UNIFIED DEVELOPMENT ORDINANCE, SPECIFICALLY ARTICLE 2, SECTION 2-2 & ARTICLE 10, SECTION 10-3 (D)

After review of the ordinance, staff report, and after consideration of any comments presented at the *Planning Board* meeting, the *Planning Board* hereby find the UDO amendment referenced above to be:

- Consistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is reasonable and in the public interest for the reason(s) stated below.

The proposed amendment will update the Town’s Unified Development Ordinance to define and regulate automotive detailing facilities within the Town’s jurisdiction, updating the Town’s automotive services ordinance to include the use.

OR

- Inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND YET is considered reasonable and in the public interest for the reason(s) set forth below.

OR

- Neither consistent nor inconsistent with the Town of Shallotte 2018 Land Use Plan and any other officially adopted plan that is applicable, AND is considered reasonable and in the public interest for the reason(s) set below:

Date

Planning Board Chairman
Town of Shallotte



TOWN OF SHALLOTTE

PLANNING & ZONING DEPARTMENT

Post Office Box 2287 • Shallotte, North Carolina 28459
Telephone: (910) 754-4032 • Facsimile: (910) 754-2740

TO: Planning Board
FROM: Robert Waring, Planning Director
DATE: November 12, 2024
RE: Monthly Planning Department Report

This memo & attached reports provide a summary of the Planning & Zoning Depart. in the past month:

1. The Town’s Planning Board did not meet October 8 for lack of business
 - a. The Board’s next meeting is scheduled for November 12
2. The Town’s TRC met October 17 to review applications/plans for:
 - a. Copas Ridge, Phase II Preliminary Subdivision Plans, Copas Rd.
 - b. Brunswick County Schools Warehouse/Print Shop SUP, Express Dr.
 - c. The next meeting scheduled for November 21
3. Planning Board will have the following terms come up for reappointment:
 - a. Ron Johnson
 - b. Rich Gannaway
 - c. Melodi Bryant
 - d. Carson Durham
 - e. Glenn Humbert (ETJ)
4. Staff has contacted the GSATS MPO in regard to the collector street plan efforts, a contract to be ready mid-late Nov.
 - a. The Town should begin considering the make-up of the steering committee, staff would suggest two PB members & two Aldermen & appropriate staff representatives
5. Staff met with an engineer regarding a potential SUP within the Briarwood area
6. Staff met with Mrs. Stammetti to discuss potential zoning & development of property along Village Rd. & Main St.
7. Staff met with the owners & site design team multiple times to discuss revisions & timelines for the Sea Wynd project & potential preliminary subdivision application with the current master plan
8. Staff met with Mr. Zurbruegg to discuss zoning & potential development of a tract fronting Hwy 130 & McMilly Rd.
9. Staff met with McGuill Engineering to discuss on-call engineering services & stormwater regulations
10. Staff attended the project meetings for the Town Hall project
11. Please forward any zoning or nuisance complaints to Brandon Eaton, Planner,
beaton@townofshallotte.org Phone: (910) 754-4032
12. The Town collected \$38,696 fees for October 2024. Fees collected October 2023 totaled \$115,183